Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode	20 Anglesea Terrace, Geelong West Vic 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

Median price $792,500 Property Type Townhouse Suburb Geelong West

Period - From 27/02/2024 to 26/02/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/61 Brougham St GEELONG 3220	$610,000	15/02/2025
2	2/65 Fyans St SOUTH GEELONG 3220	$635,000	10/02/2025
3	2 Hector St GEELONG WEST 3218	$675,000	22/01/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 27/02/2025 12:37

20 Anglesea Terrace, Geelong West Vic 3218



2 1 3

Rooms: 4
Property Type: Townhouse (Single)
Land Size: 153 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Townhouse Price
27/02/2024 - 26/02/2025: $792,500

Comparable Properties



12/61 Brougham St GEELONG 3220 (REI)

2 2 1

Price: $610,000
Method: Private Sale
Date: 15/02/2025
Property Type: Apartment

Agent Comments



2/65 Fyans St SOUTH GEELONG 3220 (REI)

2 1 1

Price: $635,000
Method: Private Sale
Date: 10/02/2025
Property Type: House (Res)

Agent Comments



2 Hector St GEELONG WEST 3218 (REI)

2 1 1

Price: $675,000
Method: Private Sale
Date: 22/01/2025
Property Type: House
Land Size: 343 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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